



BREWER'S
EDGE APARTMENTS

EXCLUSIVELY LISTED BY

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INVESTMENT SUMMARY & HIGHLIGHTS





141 
NUMBER OF UNITS

\$896 **\$995** 
AVERAGE RENTS MARKET RENTS

MARKET PRICING 
PRICING

ALL 1BD/1BTH 
UNIT MIX

95% 
OCCUPANCY

111,740 
TOTAL SF

+/-2.01 AC 
LOT SIZE

122 
PARKING SPACES

MAPLEWOOD, MO 
LOCATION

PRICING



Market Pricing

OFFER PROCESS

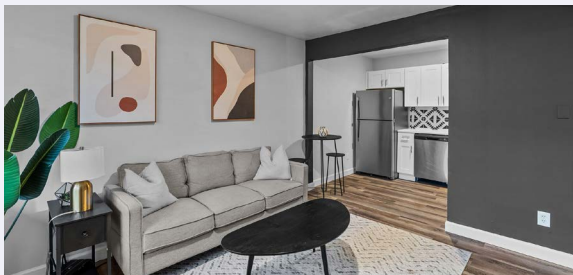


Send offers to

tmccarthy@salientrealtygroup.com &
janderson@salientrealtygroup.com

Letter of Intents (LOIs) should include at a minimum the following:

- Price
- Earnest Money
- Due Diligence Time Period; and
- Closing Period



PROPERTY HIGHLIGHTS

Established Infill Location in the Heart of Maplewood

Brewer's Edge Apartments is located in the City of Maplewood, one of St. Louis County's most established and renter-preferred submarkets. The property benefits from a central, infill location surrounded by stable residential neighborhoods, local retail, and daily-use amenities. Maplewood's walkable character and proximity to employment centers make it a highly desirable place to live, supporting consistent renter demand and long-term occupancy stability.

Proximity to Major Employment, Retail, and Transportation

The property is strategically positioned near major transportation corridors, providing residents with convenient access to employment hubs throughout St. Louis County and Downtown St. Louis. Nearby retail, dining, and service-oriented amenities enhance the resident experience and support tenant retention. This connectivity and convenience continue to drive strong leasing velocity in the Maplewood submarket.

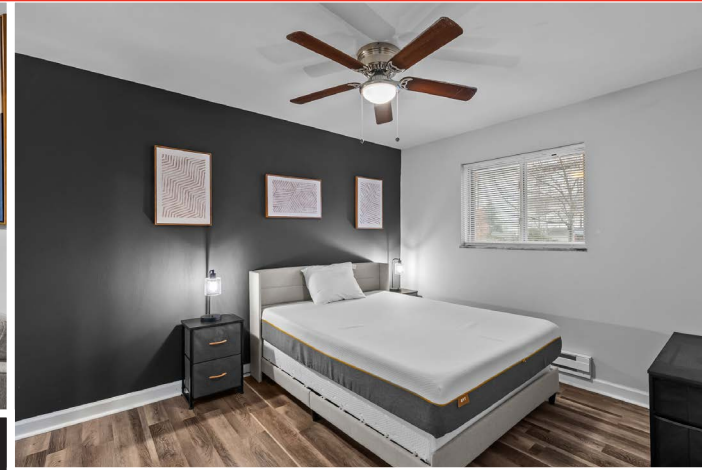
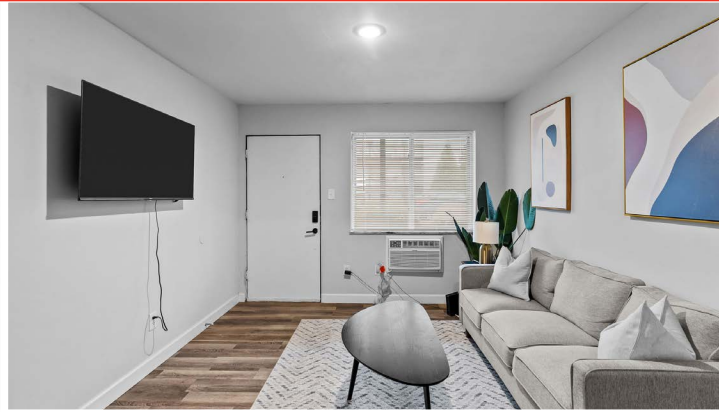
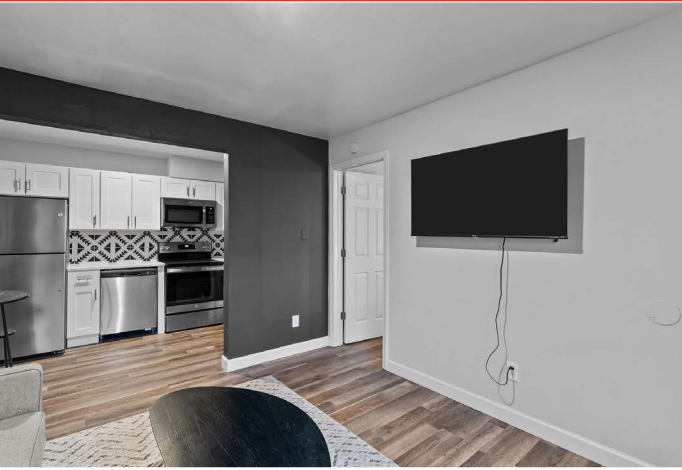
Stabilized Operations with Rent Growth

Brewer's Edge Apartments operates as a stabilized multifamily community with proven historical performance and consistent occupancy. In-place rents remain competitive within the Maplewood submarket, presenting an opportunity to capture future rent growth through natural lease turnover and continued market appreciation. Limited new multifamily development in the area further supports long-term rent stability and upside.

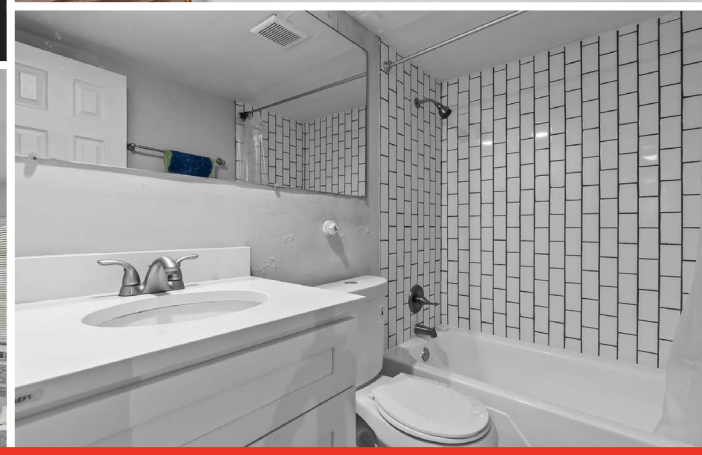
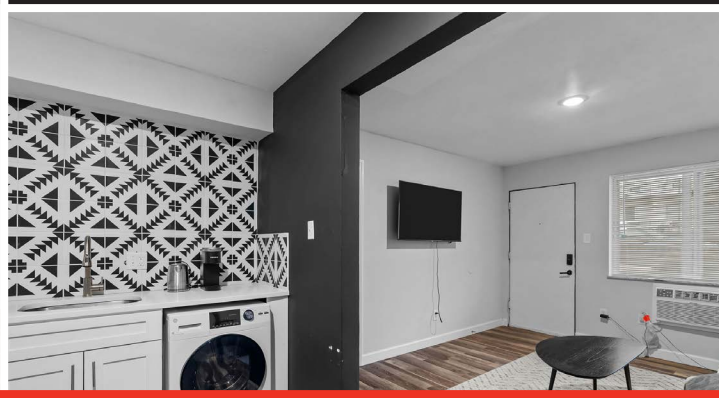
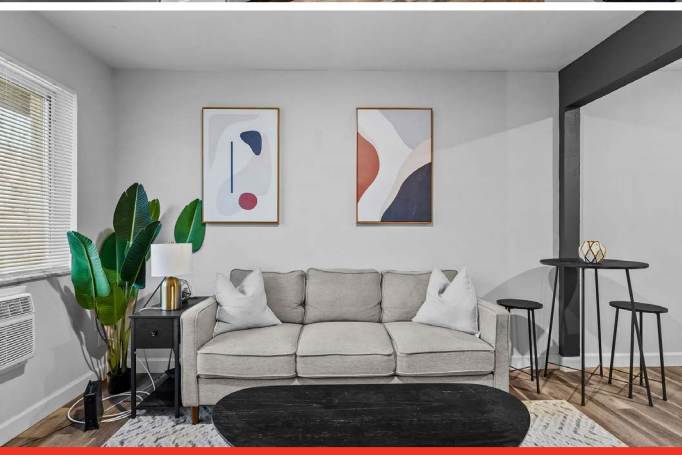
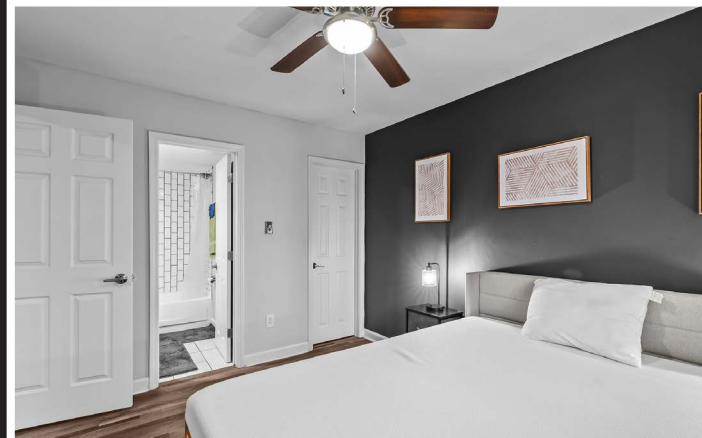
Rare Scale in a Supply-Constrained Submarket

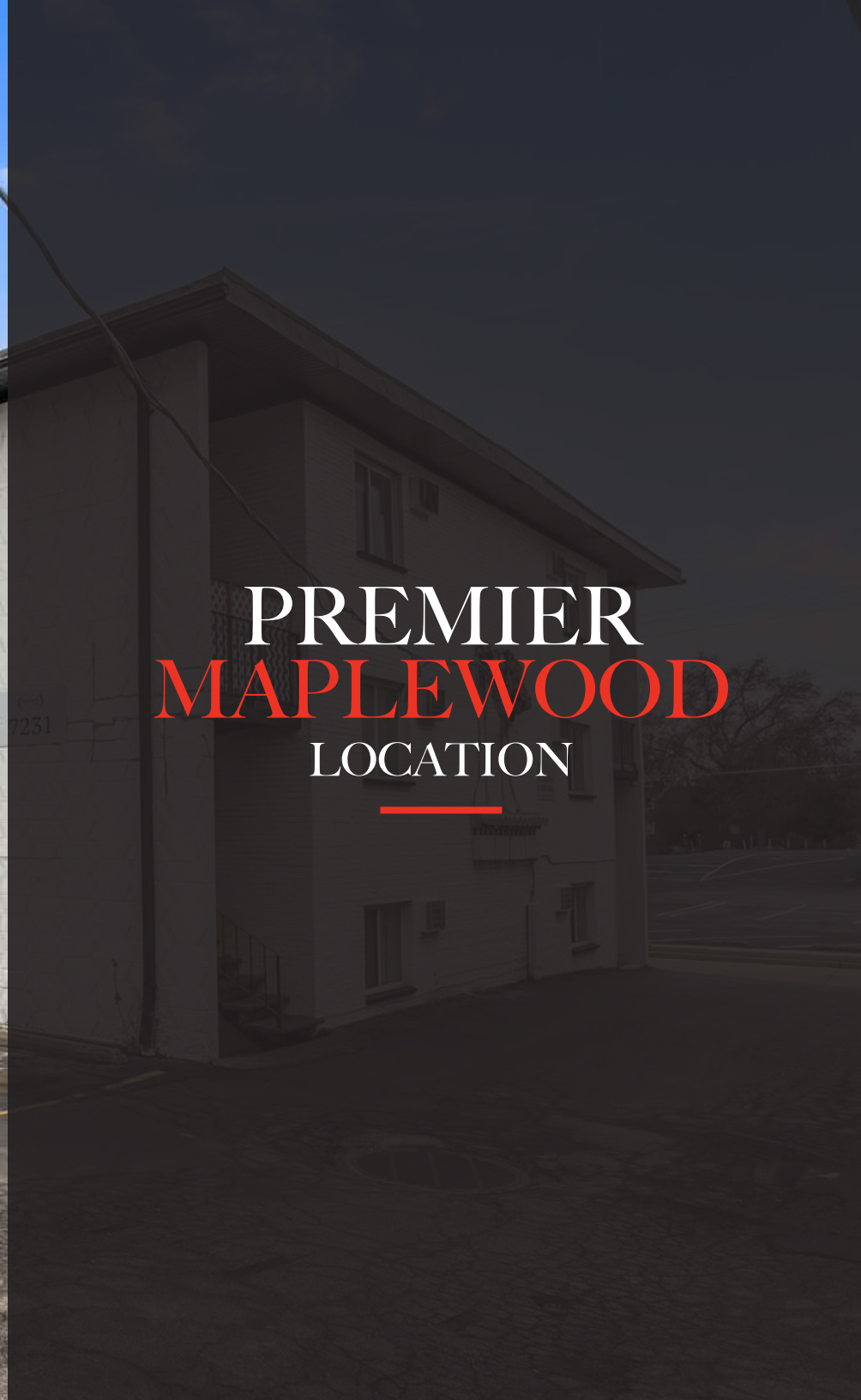
With 141 units, Brewer's Edge Apartments is the second-largest apartment community in Maplewood, offering a level of scale that is rarely available in this built-out market. The property's size enhances operational efficiencies while benefiting from the city's limited development pipeline, helping to protect the asset's competitive position and long-term relevance.

INVESTMENT SUMMARY & HIGHLIGHTS



- Prime Location in the Heart of Maplewood
- 141 Unit Apartment Complex - 2nd Largest in Maplewood, MO
- ~95% of Units Have Been Updated
- Strong and Stable Rental Demand





PREMIER
MAPLEWOOD
LOCATION

PREMIER MAPLEWOOD LOCATION



PREMIER MAPLEWOOD LOCATION



Downtown
Maplewood

Clayton Central
Business District

BREWER'S
EDGE APARTMENTS

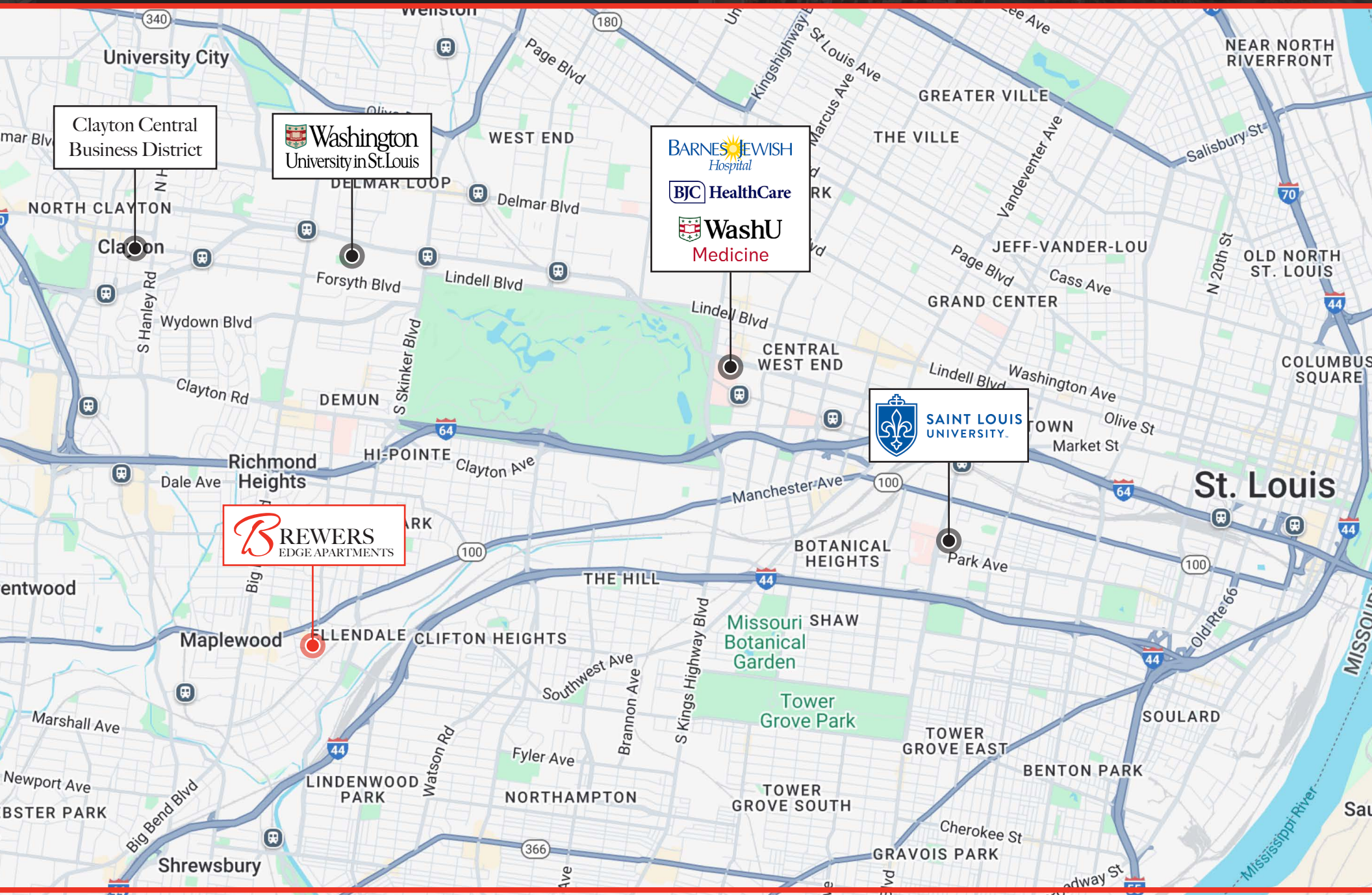
PREMIER MAPLEWOOD LOCATION

Maplewood is a centrally located inner-ring suburb of St. Louis offering exceptional regional connectivity. The area benefits from immediate access to Interstate 44, with close proximity to I-40/64 and I-170, enabling efficient travel throughout the St. Louis metropolitan area. This strategic location provides direct access to Downtown St. Louis, Clayton, Brentwood, and major suburban employment corridors.

The submarket is well positioned near several of the region's largest and most stable employment centers, including the Clayton Central Business District, BJC HealthCare and Barnes-Jewish Hospital/Washington University Medical Campus, Washington University in St. Louis, and St. Louis University. Additional employment drivers such as Cortex Innovation Community, Downtown St. Louis, and major corporate offices in Brentwood and Richmond Heights are all within a short commute.



PREMIER MAPLEWOOD LOCATION





PROPERTY DETAILS

Property Details

Address: 7222-7230 Anna Avenue, Maplewood, MO 63143

Neighborhood: Maplewood

Year Built: c. 1969

Building Type: Multifamily

Number of Buildings: 6

Total Units: 141

Residential Unit Mix: All 1 bd/1 bth units, ~525 SF

Total Building SF & Land Area: Approximately 111,740 SF

Lot Size: ±2.01 acres

Parking: Surface Parking - 122 Spaces

Construction Type: Brick and Stone Masonry

Amenities: In-unit laundry, modern kitchens & updates, on-site parking and Rental Office

Occupancy: Consistently stabilized at 90%

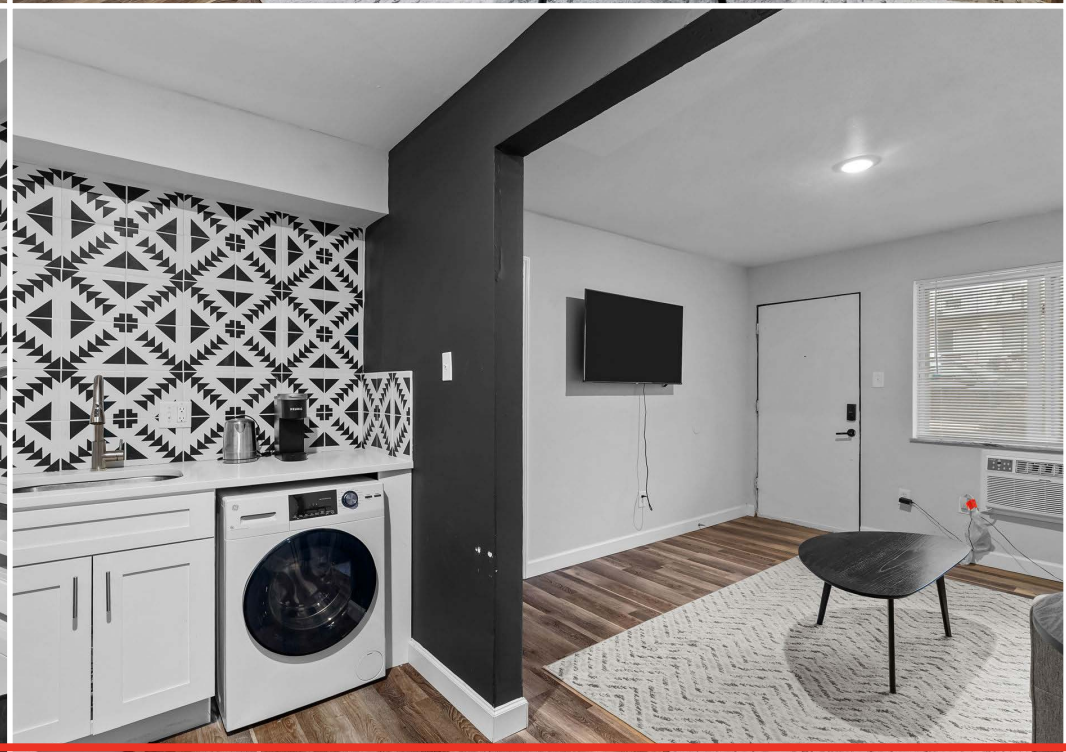
HVAC: Wallpack Units and Baseboard Heating

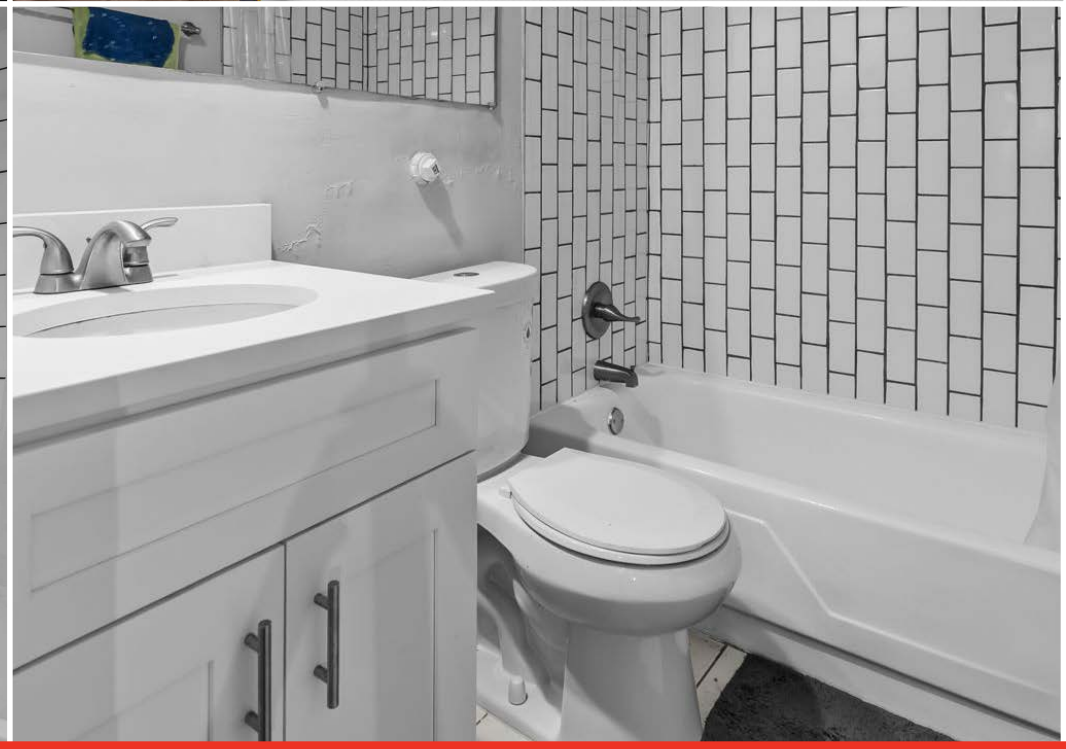
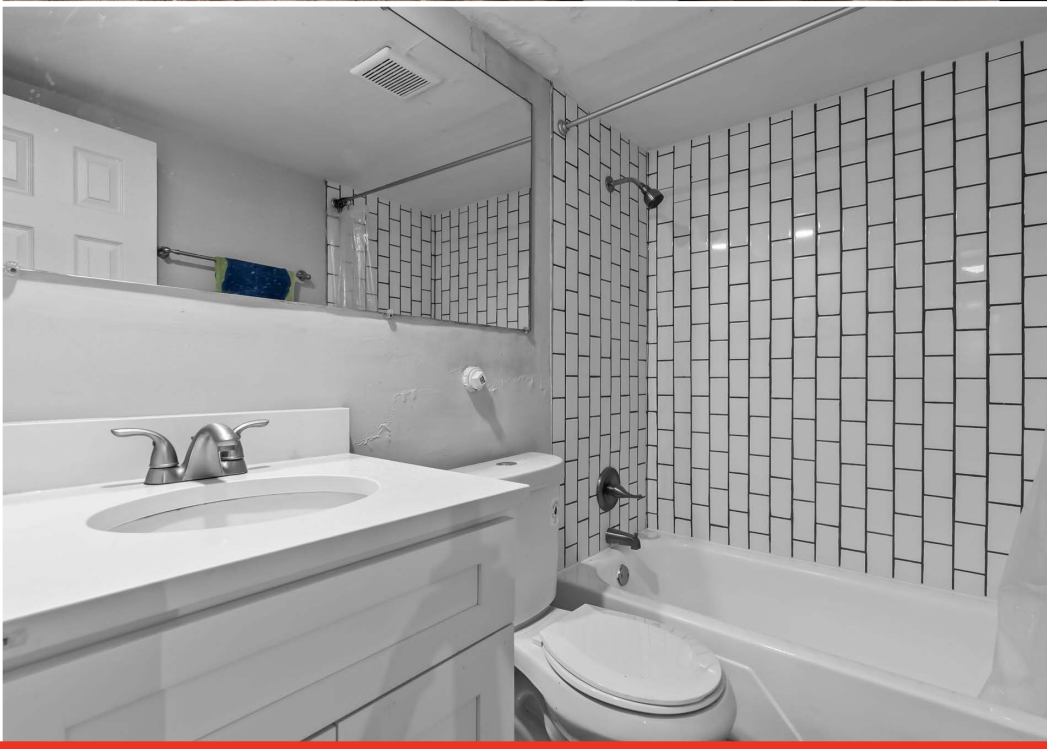
Additional Info: All electric units, individually metered - no gas



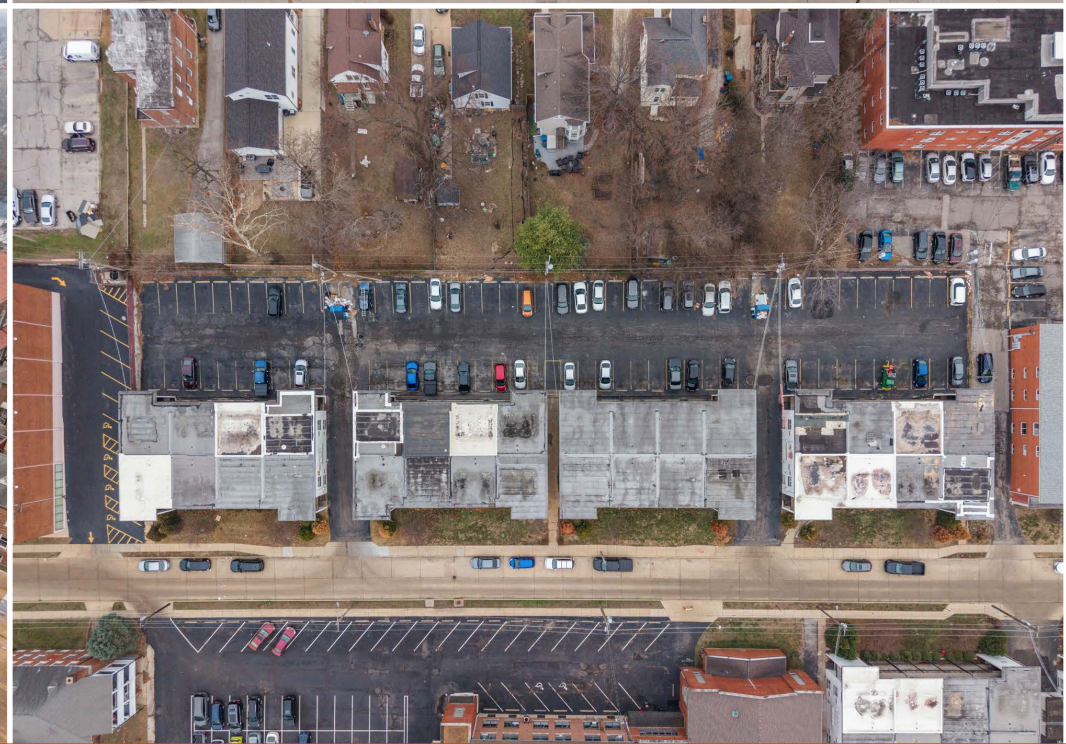


PROPERTY IMAGES











RENT ROLL

RENT ROLL

UNIT	BD/BA	STATUS	RENT	MARKET RENT
7222-1	1/1.00	Current	875.00	995.00
7222-2	1/1.00	Current	900.00	995.00
7222-3	1/1.00	Current	900.00	995.00
7222-4	1/1.00	Current	900.00	995.00
7222-5	1/1.00	Current	700.00	995.00
7222-6	1/1.00	Current	900.00	995.00
7222-7	1/1.00	Current	930.00	995.00
7222-8	1/1.00	Current	890.00	995.00
7222-9	1/1.00	Current	900.00	995.00
7222-10	1/1.00	Current	875.00	995.00
7222-11	1/1.00	Current	895.00	995.00
7222-12	1/1.00	Current	930.00	995.00
7222-13	1/1.00	Current	900.00	995.00
7222-14	1/1.00	Current	920.00	995.00
7222-17	1/1.00	Current	875.00	995.00
7222-18	1/1.00	Current	875.00	995.00
7222-19	1/1.00	Current	930.00	995.00
7222-20	1/1.00	Current	950.00	995.00
7222-21	1/1.00	Current	875.00	995.00
7222-22	1/1.00	Current	900.00	995.00
7222-23	1/1.00	Current	900.00	995.00
7222-24	1/1.00	Current	900.00	995.00
7223-2	1/1.00	Current	1,300.00	995.00
7223-3	1/1.00	Current	1,300.00	995.00
7223-4	1/1.00	Current	900.00	995.00
7223-5	1/1.00	Current	650.00	995.00
7223-6	1/1.00	Current	895.00	995.00
7223-7	1/1.00	Current	875.00	995.00
7223-8	1/1.00	Current	875.00	995.00
7223-9	1/1.00	Current	920.00	995.00

RENT ROLL

UNIT	BD/BA	STATUS	RENT	MARKET RENT
7223-10	1/1.00	Current	930.00	995.00
7223-11	1/1.00	Current	930.00	995.00
7223-12	1/1.00	Current	875.00	995.00
7223-14	1/1.00	Current	850.00	995.00
7223-15	1/1.00	Current	900.00	995.00
7223-16	1/1.00	Current	875.00	995.00
7223-17	1/1.00	Current	930.00	995.00
7223-18	1/1.00	Current	875.00	995.00
7223-19	1/1.00	Current	930.00	995.00
7223-20	1/1.00	Current	875.00	995.00
7223-21	1/1.00	Current	930.00	995.00
7223-22	1/1.00	Current	930.00	995.00
7223-24	1/1.00	Current	855.00	995.00
7227-1	1/1.00	Current	875.00	995.00
7227-2	1/1.00	Current	875.00	995.00
7227-4	1/1.00	Current	875.00	995.00
7227-5	1/1.00	Current	875.00	995.00
7227-6	1/1.00	Current	855.00	995.00
7227-7	1/1.00	Current	930.00	995.00
7227-8	1/1.00	Current	875.00	995.00
7227-9	1/1.00	Current	895.00	995.00
7227-10	1/1.00	Current	895.00	995.00
7227-11	1/1.00	Current	875.00	995.00
7227-12	1/1.00	Current	900.00	995.00
7227-13	1/1.00	Current	900.00	995.00
7227-16	1/1.00	Current	875.00	995.00
7227-17	1/1.00	Current	875.00	995.00
7227-18	1/1.00	Current	900.00	995.00
7227-20	1/1.00	Current	900.00	995.00
7227-22	1/1.00	Current	875.00	995.00

RENT ROLL

UNIT	BD/BA	STATUS	RENT	MARKET RENT
7227-23	1/1.00	Current	930.00	995.00
7227-24	1/1.00	Current	900.00	995.00
7230-1	1/1.00	Current	920.00	995.00
7230-2	1/1.00	Current	920.00	995.00
7230-3	1/1.00	Current	840.00	995.00
7230-4	1/1.00	Current	875.00	995.00
7230-6	1/1.00	Current	875.00	995.00
7230-7	1/1.00	Current	900.00	995.00
7230-8	1/1.00	Current	700.00	995.00
7230-9	1/1.00	Current	900.00	995.00
7230-10	1/1.00	Current	875.00	995.00
7230-11	1/1.00	Current	875.00	995.00
7230-12	1/1.00	Current	900.00	995.00
7230-13	1/1.00	Current	875.00	995.00
7230-14	1/1.00	Current	600.00	995.00
7230-16	1/1.00	Current	900.00	995.00
7230-17	1/1.00	Current	900.00	995.00
7230-18	1/1.00	Current	900.00	995.00
7230-19	1/1.00	Current	920.00	995.00
7230-20	1/1.00	Current	920.00	995.00
7230-21	1/1.00	Current	900.00	995.00
7230-22	1/1.00	Current	895.00	995.00
7230-23	1/1.00	Current	900.00	995.00
7230-24	1/1.00	Current	950.00	995.00
7231-1	1/1.00	Current	930.00	995.00
7231-3	1/1.00	Current	875.00	995.00
7231-4	1/1.00	Current	900.00	995.00
7231-5	1/1.00	Current	895.00	995.00
7231-6	1/1.00	Current	950.00	995.00
7231-7	1/1.00	Current	900.00	995.00

RENT ROLL

UNIT	BD/BA	STATUS	RENT	MARKET RENT
7231-8	1/1.00	Current	875.00	995.00
7231-9	1/1.00	Current	900.00	995.00
7231-10	1/1.00	Current	875.00	995.00
7231-11	1/1.00	Current	875.00	995.00
7231-12	1/1.00	Current	930.00	995.00
7231-13	1/1.00	Current	950.00	995.00
7231-14	1/1.00	Current	875.00	995.00
7231-15	1/1.00	Current	1,300.00	995.00
7231-16	1/1.00	Current	875.00	995.00
7231-17	1/1.00	Current	930.00	995.00
7231-18	1/1.00	Current	875.00	995.00
7231-19	1/1.00	Current	890.00	995.00
7231-20	1/1.00	Current	875.00	995.00
7231-22	1/1.00	Current	895.00	995.00
7231-23	1/1.00	Current	895.00	995.00
7231-24	1/1.00	Current	875.00	995.00
7235-1	1/1.00	Current	920.00	995.00
7235-2	1/1.00	Current	900.00	995.00
7235-3	1/1.00	Current	875.00	995.00
7235-4	1/1.00	Current	930.00	995.00
7235-5	1/1.00	Current	900.00	995.00
7235-6	1/1.00	Current	880.00	995.00
7235-7	1/1.00	Current	920.00	995.00
7235-8	1/1.00	Current	850.00	995.00
7235-9	1/1.00	Current	930.00	995.00
7235-10	1/1.00	Current	875.00	995.00
7235-11	1/1.00	Current	900.00	995.00
7235-12	1/1.00	Current	825.00	995.00
7235-17	1/1.00	Current	895.00	995.00
7235-18	1/1.00	Current	895.00	995.00

RENT ROLL

UNIT	BD/BA	STATUS	RENT	MARKET RENT
7235-19	1/1.00	Current	900.00	995.00
7235-20	1/1.00	Current	900.00	995.00
7235-21	1/1.00	Current	875.00	995.00
7235-22	1/1.00	Current	875.00	995.00
7235-24	1/1.00	Current	910.00	995.00
7223-23	1/1.00	Current	900.00	995.00
7235-14	1/1.00	Current	940.00	995.00
7222-15	1/1.00	Current	875.00	995.00
7222-16	1/1.00	Current	875.00	995.00
7227-3	1/1.00	Current	875.00	995.00
7227-14	1/1.00	Current	875.00	995.00
7227-15	1/1.00	Vacant-Unrented		995.00
7227-19	1/1.00	Current	875.00	995.00
7227-21	1/1.00	Vacant-Unrented		995.00
7230-5	1/1.00	Vacant-Unrented		995.00
7230-15	1/1.00	Vacant-Unrented		995.00
7231-2	1/1.00	Current	875.00	995.00
7231-21	1/1.00	Current	875.00	995.00
7235-15	1/1.00	Current	875.00	995.00
7235-16	1/1.00	Vacant-Unrented		995.00
7235-23	1/1.00	Current	875.00	995.00
141 Units			121,950.00	140,295.00



FINANCIALS

FINANCIALS

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	T3 Income & T12 Exp
Operating Income & Expense														
Income														
RENTS														
Rent Income	100,355.51	99,037.00	102,227.50	94,365.00	97,420.00	99,559.45	108,056.46	112,319.01	119,194.58	117,396.01	116,446.29	117,815.01	1,284,191.82	1,406,629.24
Total RENTS	100,355.51	99,037.00	102,227.50	94,365.00	97,420.00	99,559.45	108,056.46	112,319.01	119,194.58	117,396.01	116,446.29	117,815.01	1,284,191.82	1,406,629.24
Furniture Rental	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	12,600.00	12,600.00
Pet Rent	304.00	243.00	348.00	360.00	360.00	409.46	311.54	371.00	362.00	380.00	300.00	320.00	4,069.00	4,000.00
FEES														
Pet Fee-Non Refundable Deposit	0.00	500.00	601.00	149.00	250.00	250.00	250.00	250.00	250.00	80.00	100.00	250.00	2,930.00	1,720.00
Application Fee Income	450.00	945.00	495.00	450.00	405.00	180.00	315.00	990.00	225.00	90.00	180.00	135.00	4,860.00	1,620.00
Insurance Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	45.00	45.00	30.00	135.00	480.00
Late Fee	1,228.00	1,067.00	1,050.00	1,055.00	1,850.00	1,058.00	1,294.00	1,424.00	1,369.00	990.00	1,130.00	1,221.00	14,736.00	13,364.00
Utility Income	2,125.00	2,320.00	2,519.00	2,786.00	2,896.00	2,753.00	2,580.00	2,920.00	2,685.00	2,255.00	2,540.00	2,250.00	30,629.00	28,180.00
Total FEES	3,803.00	4,832.00	4,665.00	4,440.00	5,401.00	4,241.00	4,439.00	5,584.00	4,544.00	3,460.00	3,995.00	3,886.00	53,290.00	45,364.00
Booking Fee	0.00	700.00	700.00	2,100.00	2,100.00	1,400.00	725.00	2,100.00	1,400.00	1,400.00	350.00	0.00	12,975.00	7,000.00
Cleaning and Maint Income	750.00	0.00	846.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,596.00	0.00
Early Termination Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,342.50	1,342.50	5,370.00
Deposit Forfeit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Income	106,262.51	105,862.00	109,836.50	102,315.00	106,331.00	106,659.91	114,582.00	121,424.01	126,550.58	123,686.01	122,141.29	124,413.51	1,370,064.32	1,480,963.24
Expense														
Trash	1,654.86	0.00	3,338.00	0.00	1,744.88	0.00	0.00	0.00	1,375.00	0.00	1,869.12	1,262.05	11,243.91	11,243.91
Advertising	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00
CLEANING AND MAINTENANCE EXPENSE														
Landscaping	2,375.00	0.00	1,687.50	0.00	0.00	500.00	0.00	2,500.00	0.00	0.00	1,250.00	0.00	8,312.50	8,312.50
Cleaning and Maintenance -Other	250.00	0.00	0.00	435.00	0.00	0.00	0.00	-300.00	0.00	250.00	400.00	450.00	1,485.00	1,485.00
Total CLEANING AND MAINTENANCE EXPENSE	2,625.00	0.00	1,687.50	435.00	0.00	500.00	0.00	2,200.00	0.00	250.00	1,650.00	450.00	9,797.50	9,797.50
INSURANCE														
Property Insurance	0.00	57,244.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,244.14	57,244.14
Total INSURANCE	0.00	57,244.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,244.14	57,244.14
MANAGEMENT FEES														
Management Fees	3,850.00	3,800.00	3,960.00	4,092.00	4,253.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	3,880.00	3,880.00	47,715.00	47,715.00
Total MANAGEMENT FEES	3,850.00	3,800.00	3,960.00	4,092.00	4,253.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	3,880.00	3,880.00	47,715.00	47,715.00
REPAIRS														
Roof Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	1,000.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-600.00	0.00	0.00	0.00	0.00	-600.00	-1,200.00
Repairs - Other	6,045.96	5,688.40	15,572.89	10,271.40	15,677.40	3,500.00	2,810.00	6,528.60	12,122.70	9,960.20	10,590.80	8,972.78	107,741.13	107,741.13
Total REPAIRS	6,045.96	5,688.40	15,572.89	10,271.40	15,677.40	3,500.00	2,810.00	5,928.60	12,122.70	9,960.20	10,590.80	9,472.78	107,641.13	107,641.13
Snow Removal	0.00	2,262.00	4,573.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,448.56	10,284.06	10,284.06
TAXES														
Property Tax	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	127,374.00	127,374.00
Total TAXES	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	10,614.50	127,374.00	127,374.00
UTILITIES														
Electricity	0.00	0.00	2,065.02	0.00	0.00	0.00	0.00	0.00	0.00	1,901.66	0.00	0.00	3,966.68	3,966.68
Water	2,851.00	2,598.00	2,983.00	2,766.88	1,656.33	2,311.35	2,987.29	0.00	5,428.21	3,298.21	3,630.91	3,294.75	33,805.93	33,805.93
Total UTILITIES	2,851.00	2,598.00	5,048.02	2,766.88	1,656.33	2,311.35	2,987.29	0.00	5,428.21	5,199.87	3,630.91	3,294.75	37,772.61	37,772.61
Make Ready	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,436.60	0.00	0.00	0.00	5,436.60	5,436.60
Total Operating Expense	27,641.32	82,207.04	44,794.41	29,279.78	33,946.11	20,925.85	20,411.79	22,743.10	38,977.01	30,024.57	32,235.33	32,422.64	415,608.95	415,608.95
NOI	78,621.19	23,654.96	65,042.09	73,035.22	72,384.89	85,734.06	94,170.21	98,680.91	87,573.57	93,661.44	89,905.96	91,990.87	954,455.37	1,065,354.29

BREWER'S EDGE PROFORMA

Ordinary Income

Income	
Rent Income	\$1,683,540.00
Furniture Rental	\$12,600.00
Pet Rent	\$4,069.00
Rent Income	\$1,700,209.00
Less Vacancy (5%)	-\$85,010.45
Tenant Fees	
Pet Fee-Non Refundable Deposit	\$2,930.00
Application Fee Income	\$4,860.00
Insurance Services	\$135.00
Late Fee	\$14,736.00
Utility Income	\$30,629.00
Booking Fee	\$12,975.00
Cleaning and Maint Income	\$1,596.00
Early Termination Fee	\$1,342.50
Total Tenant Fees	\$69,203.50
Total Income	\$1,684,402.05

Ordinary Expense

Expense	
Maintenance expense	
Landscaping	\$8,312.00
Cleaning and Maint. - Other	\$1,485.00
Total Maintenance expense	\$9,797.00
Repairs	
Roof Repairs	\$500.00
Painting	-\$600.00
Repairs - Other	\$107,741.13
Total Building	\$107,641.13
Insurance	
Property Insurance	\$57,244.14
Total Insurance	\$57,244.14
Management Fees	\$47,715.00
Make Ready	\$5,436.60
Advertising	\$1,100.00
Real Estate Taxes	\$127,374.00
Snow Removal	\$10,284.06
Utilities	
Electric	\$3,966.68
Water	\$33,805.93
Trash	\$11,243.91
Total Utilities	\$49,016.52
Total Expense	\$415,608.45

Net Operating Income

\$1,268,793.60



DEMOGRAPHICS



	Population	Households	Families	Median Age	Median HH Income	Average HH Income
1 MILE	15,174	7,992	3,392	37.4	\$73,940	\$103,572
3 MILE	129,343	63,900	28,507	37.7	\$85,099	\$130,207
5 MILE	366,541	175,284	81,801	37.7	\$78,101	\$122,677

OFFERING MEMORANDUM



REWER'S EDGE APARTMENTS

EXCLUSIVELY LISTED BY

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